



27 Rosebay Close, Norwich

Minors & Brady



27 Rosebay Close

Norwich

A home that immediately feels welcoming, this well-presented mid-terrace property sits in a quiet residential close and offers a modern, comfortable setting suited to first-time buyers, families or investors. The recently installed Wren kitchen forms a stylish focal point with integrated appliances, quartz worktops and a breakfast bar, flowing into a sitting and dining area warmed by a wood-burner. A versatile snug, four well-arranged bedrooms and a contemporary bathroom with feature tiling ensure the home remains practical as well as inviting. With a non-overlooked rear garden and thoughtful updates throughout, it presents a ready-to-enjoy opportunity in a consistently popular location.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Two parking bays directly in-front of house, first-come first-served.



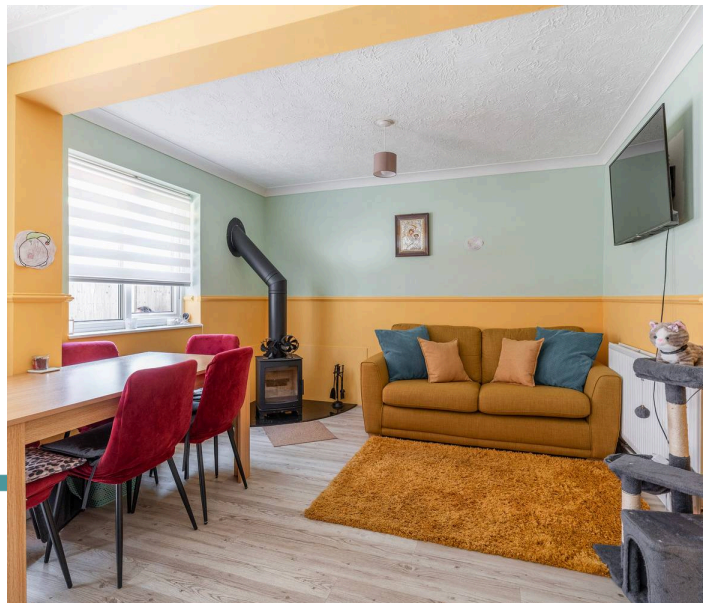
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- Well-presented mid-terrace home set within a quiet residential close
- A well-located home suited to first-time buyers, families or investors
- Contemporary Wren kitchen fitted in 2024, with integrated oven, hob, dishwasher and fridge-freezer
- Versatile snug offering an additional reception or home working space
- Open-plan sitting and dining area featuring a wood-burner for year-round comfort
- Four bedrooms arranged off the landing, including two doubles with fitted wardrobes
- Modern family bathroom with feature tiling, shower over bath, glass screen and vanity storage
- Enclosed, non-overlooked rear garden with lawn, patio and brick-built storage shed
- Two off-road parking spaces at the front of the residence, first-come first-served
- Easy access to a wide range of amenities, including shops, schools for all ages, transport links and green spaces



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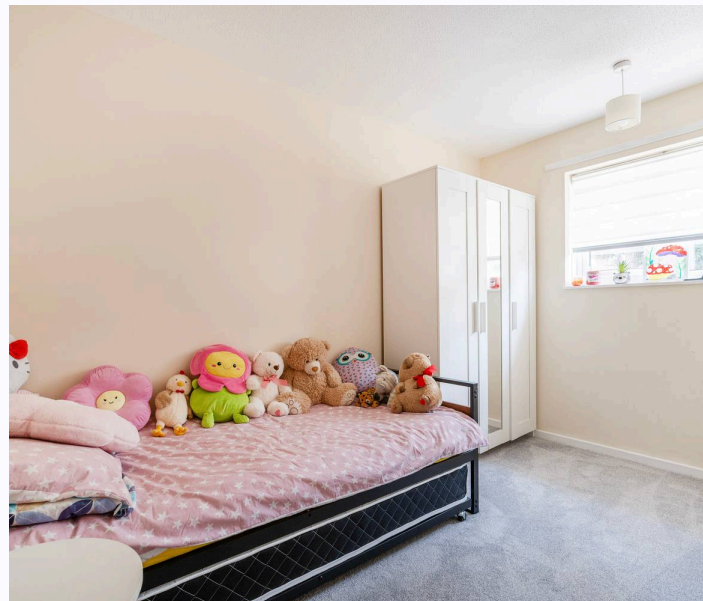
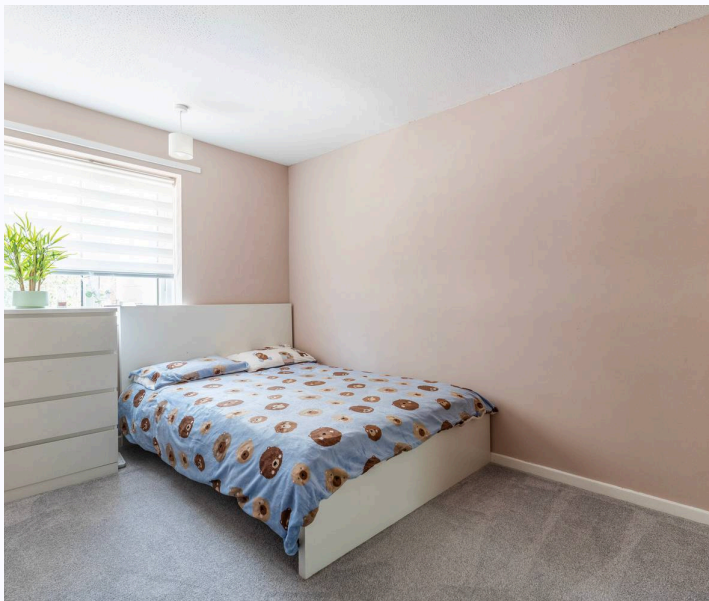
Norwich

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Rosebay Close offers a setting that feels settled and well-connected, giving everyday life a comfortable flow. The Catton area is known for its mature trees, established residential streets and a friendly, lived-in character, with Catton Park close by for open lawns, woodland paths and an easy place to unwind outdoors. From here, the city centre is around ten minutes by car, with regular buses running from nearby routes for straightforward access into Norwich's shops, restaurants and cultural spots.

Daily essentials are simple to reach: Morrisons on Boundary Road and Sainsbury's at White Lion Retail Park are the closest supermarkets, while schools such as White Woman Lane, Lodge Lane Infant and Sewell Park Academy sit within practical distance for families. Transport links connect well in all directions, with the Ring Road close enough for smooth travel across the city. Norwich Airport is only a short drive away, and both the Norfolk and Norwich Hospital and the UEA can be reached comfortably, making the location appealing for work, study and wider travel.

Altogether, Rosebay Close supports a lifestyle that balances convenience with green surroundings, giving you city access, reliable amenities and outdoor space all within easy reach.



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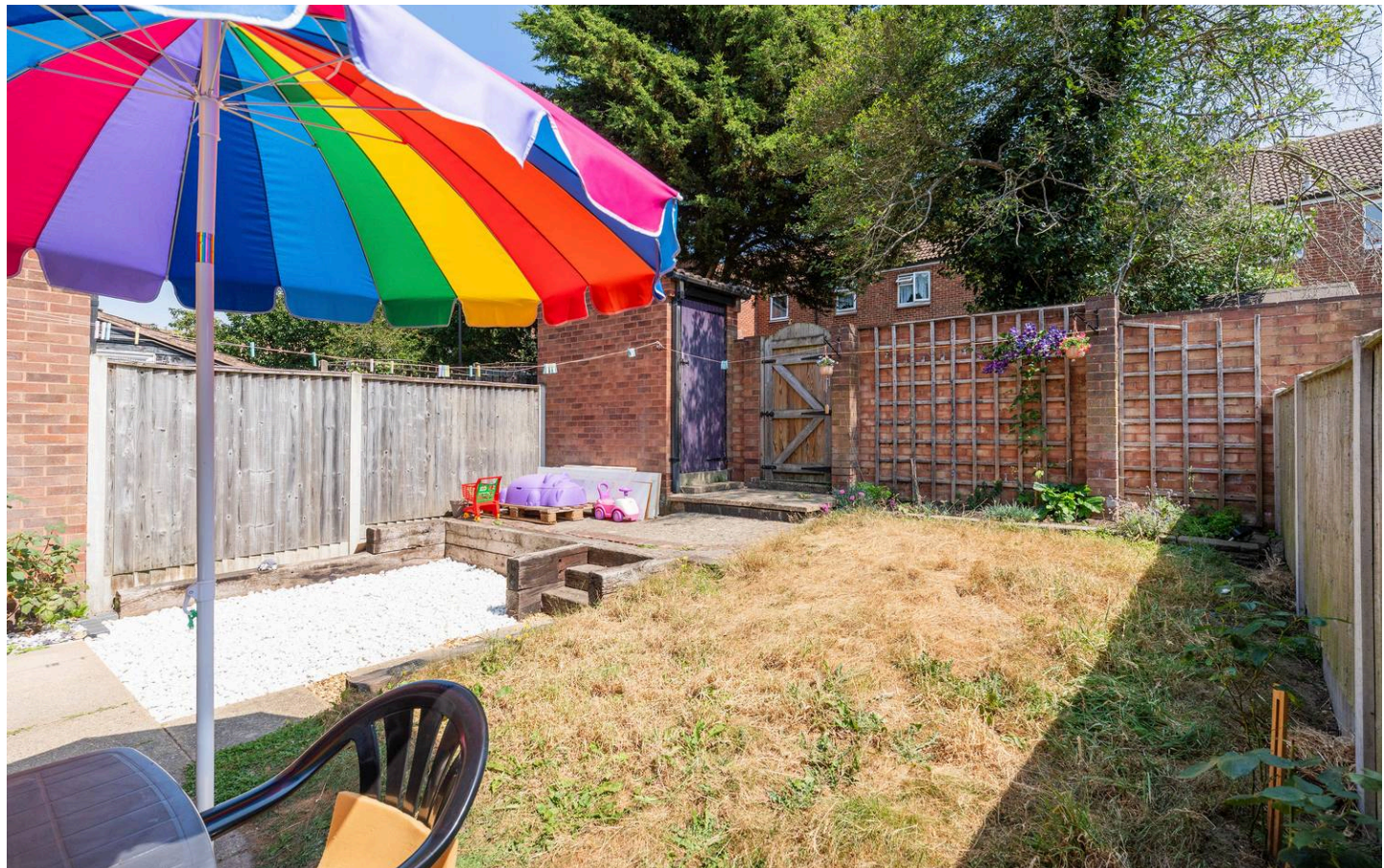
Rosebay Close

Set within a quiet residential close in a well-regarded part of town, this well-presented mid-terrace home offers a welcoming environment, thoughtfully arranged for modern living.

A hall entrance provides a practical introduction, complete with a ground floor WC and useful storage. To the front, a snug offers an adaptable second reception space, ideal for reading, play, home working or simply enjoying a quieter corner of the house.

The rear of the property opens into an impressive open-plan kitchen, sitting and dining area. The new Wren kitchen features integrated appliances including oven, hob, dishwasher and fridge-freezer, all set within contemporary cabinetry and finished with quartz worktops. A boiling-water tap adds convenience, while the breakfast bar creates a natural spot for informal dining. The sitting and dining area enjoys the inviting presence of a wood-burner, giving the space a comfortable atmosphere suited to both relaxed evenings and sociable weekends.

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Upstairs, four bedrooms sit off the landing, including two doubles with fitted wardrobes. Each room offers a calm and versatile feel, well suited to families, guests or home working. The modern family bathroom is finished with feature tiling and includes a bath with shower and glass screen, vanity storage and contemporary fittings that provide a clean, refined look.

The rear garden enjoys a non-overlooked position and offers a bright, manageable outdoor space with lawn, patio and low-maintenance areas. A brick-built storage shed sits at the far end, with a gate providing rear access.

This is a home with a settled, modern feel and a layout that supports everyday life with ease, an appealing opportunity for buyers looking for a well-located property with thoughtful updates and a warm, comfortable atmosphere.



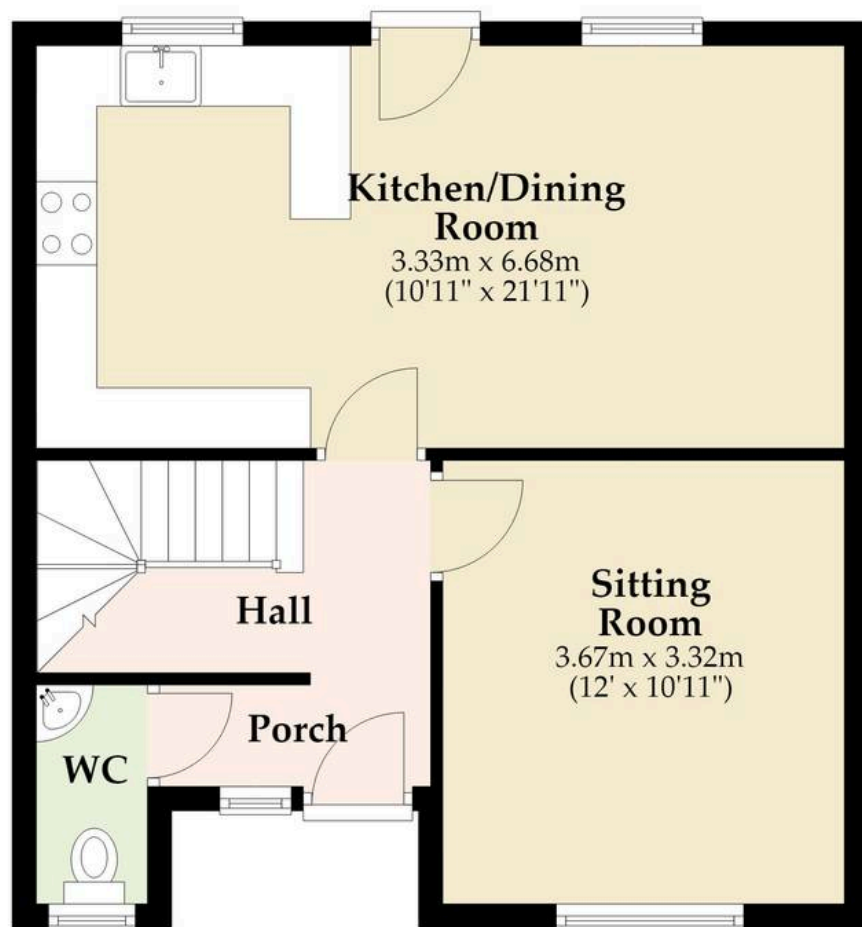
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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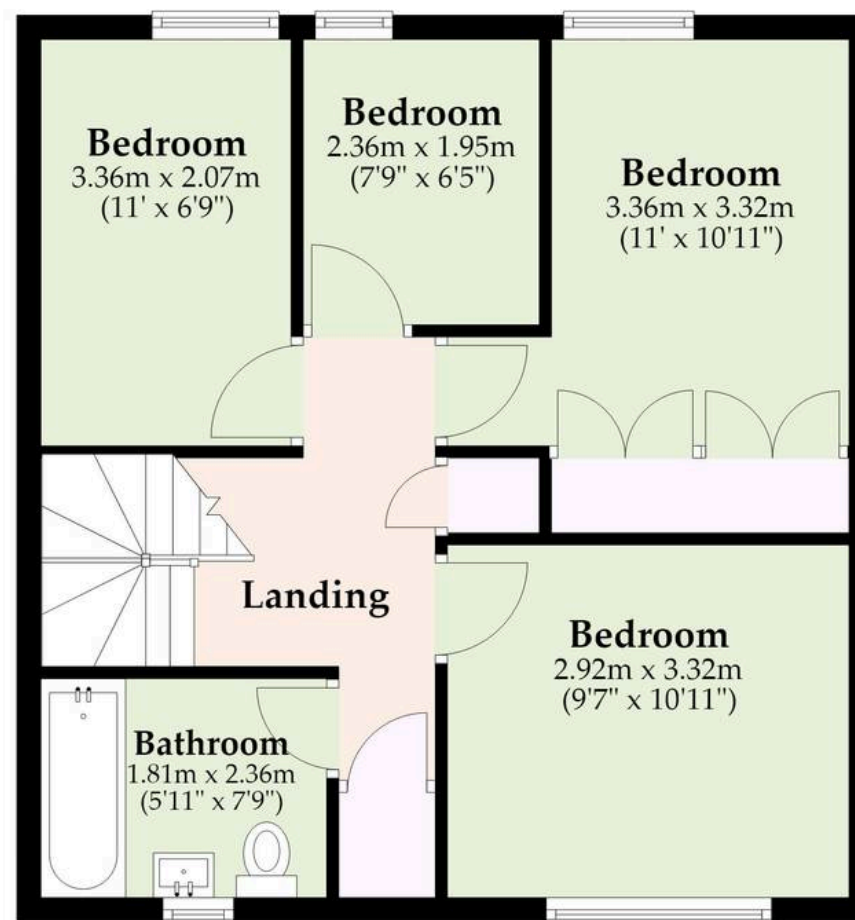
Ground Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



Total area: approx. 92.4 sq. metres (994.5 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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